




64 Blaythorn Avenue, Solihull, B92 8TS
£500,000

 become.buyers.data

www.simonburthomes.co.uk

Overview

64 Blaythorn Avenue is a handsome, well proportioned, 4 bedroom, detached, family residence, having been thoughtfully and substantially extended and extensively refurbished.

Presented to the highest standard throughout and set on an impressive end of cul-de-sac plot, in this peaceful, highly sought after, residential area, this impressive home demands an early internal viewing to fully appreciate the spacious accommodation on offer, which also benefits from immediate vacant possession and no upward chain.

Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Borough Council - Tax Band E

Services

Mains gas, electricity, water, drainage and sewerage. According to OFCOM the maximum download/upload speeds are 1000 Mbps and 1000 Mbps respectively for this property.

Key Features

- 4 Bedroom Detached
- Cul-de-sac setting
- Thoughtfully & substantially extended
- Entrance porch
- Reception hall
- Guest cloakroom
- Lounge
- Living/Dining room
- Fitted kitchen
- Fitted utility
- Study
- First floor landing
- 4 bedrooms
- En-suite shower room
- Family bathroom
- Gas central heating
- Double glazing
- Garage store
- Driveway parking for multiple vehicles
- Landscaped rear garden with summer house
- No chain

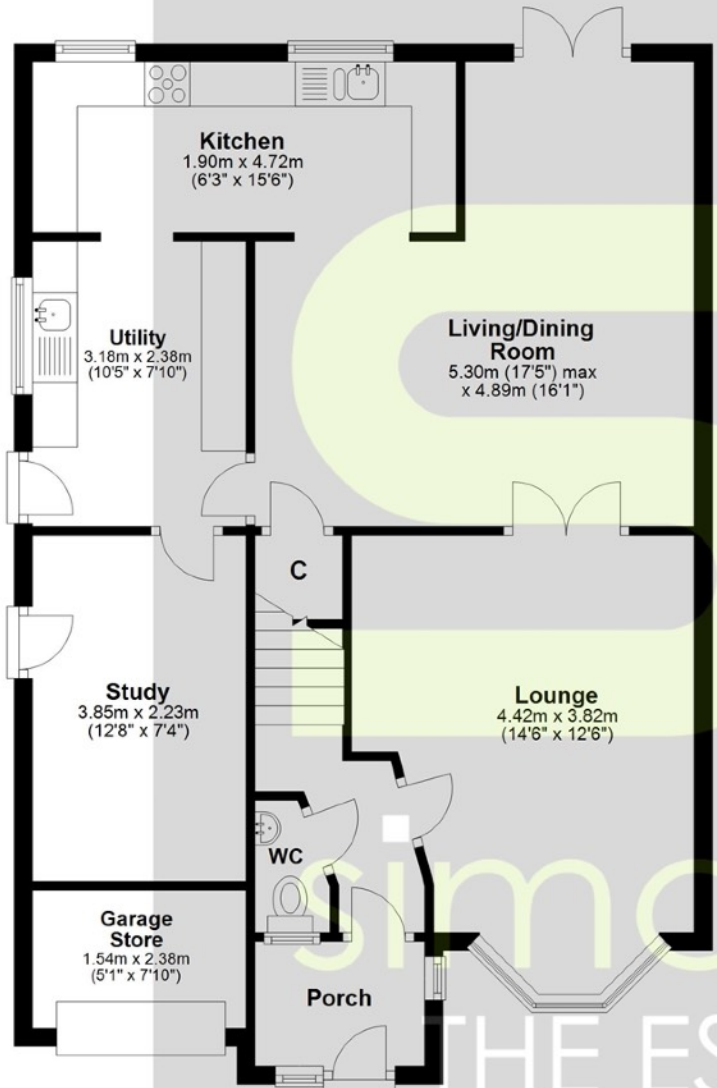
Vendor Comments

We have enjoyed living here for four years. It is perfectly situated to take full advantage of all the local amenities, Motorway airport and Olton train station.. Living here has been great for a large family with three Children who are moving onto University and work. We have put a lot of effort into making this house the ideal place to live with relaxation areas for all, office space an easy to maintain garden and a big porch for those rainy days. Its a contemporary style which gives it a very homely feel whilst been on point with current trends. This is a great size family home which accommodates large family gatherings with plenty of space to find a quiet corner if needed one of which is the study. The Private back garden has a superb summer house, covered area and large Shed for bikes. I have loved this house and as the family leave the nest will be staying in the area as its a wonderful place to live.



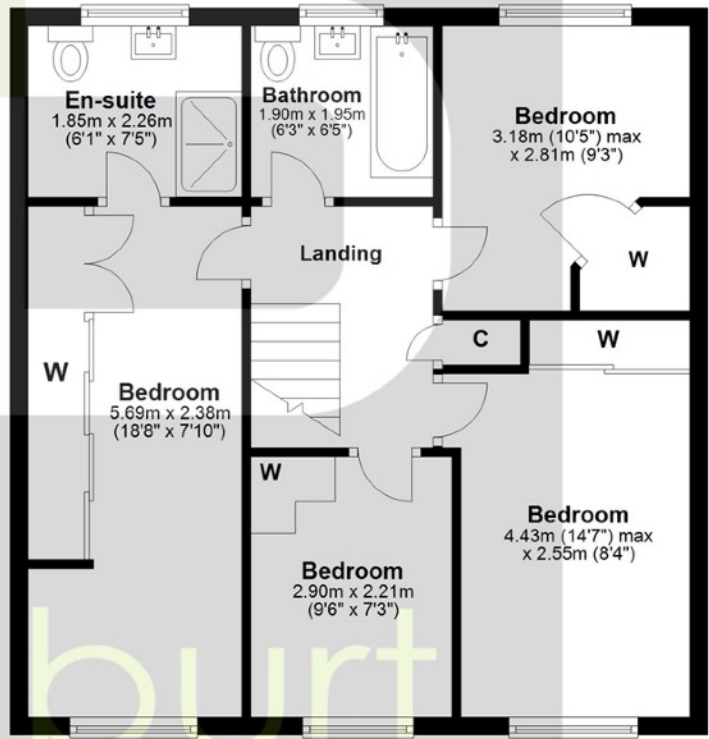
Ground Floor

Approx. 76.6 sq. metres (824.7 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



Total area: approx. 132.7 sq. metres (1428.7 sq. feet)

64 Blaythorn Avenue

simon burt
THE ESTATE AGENT





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.